



## INLAND WETLANDS AND WATERCOURSES COMMISSION

### Minutes of Regular Meeting of Wednesday, March 14, 2018

#### 1. Administrative

- A. Quorum was recognized and Arnie DePascale, Chair opened the meeting at 7:00pm. In attendance were Arnie DePascale, Rob Wilson, Jonathan Schwartz, Linda Kobylarz, Richard Miller sat for Dominic Lucenti, Rolf Dietrichson, and Dick Alden. Abby Conroy, ZEO  
Lisa Ozaki, Recording Secretary
- B. **MOTION** Miller, seconded Alden to approve the minutes from February 14, 2018 regular meeting as submitted; unanimously approved.
- C. **Review General Communications:**
  - A. Wildlife Magazine
  - B. Letter from Dominic Lucenti leaving IWWC Commission.
  - C. Letter from Arnie DePascale thanking Dominic Lucenti for his service to IWWC Commission.
- D. **Agent Reposts:**
  - A. No permits this month.

#### 2. New Business

- A. **Application #2018-004 – Rock Builders, LLC** – Subdivision – East Chippen Hill Road Map #04-02-17 (Submitted March 12, 2018)  
Atty. Tim Furey was present for the applicant and addressed the commission. A Bristol-Burlington Subdivision off East Chippen Hill Road west side of property and the east side of property bounded by Larkspur. In terms of Burlington, this property has been land locked since early 1950s. No access to this property except from Bristol side on Great Pyrenees Way cul de sac. Property is south of Black Walnut. Subdivision starts in Bristol on Great Pyrenees Way, there are 5 ½ lots in Burlington. Total property is 28.252 acres of which 11 acres in Bristol and 17 acres in Burlington. Subdivision will have only 7.6 acres of Open Space in Burlington. Lot 4 is over 5600 sq. ft., lot 5 is 5400 sq. ft., lot 6 is 5500 sq. ft., and lots 7, 8, & 9 are under 2200 sq. ft. in Burlington with large conservation areas. Bristol has a drainage pipe that runs from East Chippen Hill Rd. In Burlington there is a drainage pipe to the west starting from East Chippen Hill Road and flows down to Douglas's property to the east. The actual wetland activity is the road crossing of this drainage swale, 875 sq. ft. and 1800 sq. ft. of grading to maintain the swale. Don't believe it's a significant activity.  
DePascale asks about pipe going under road. What size is pipe? Terry Rock believes it is 15". Town Engineer needs to review this.  
Schwartz asks about road. Furey states pipe and road do not exist yet. Only deep holes for septic system were done. Wooded property.  
Miller states he is happy no significant impact.  
Alden asks about lots. Furey states there are 5 ½ lots in Burlington. Road comes off Perkins St. to Great Pyrenees Way.

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Furey states already received comments from Bristol. Bristol wants maintenance reviewed more. Subdivision is just like Rock Builders, LLC Princeton & Uconn Drive. Conroy states Bristol has interesting lot requirements compared to Burlington. Bristol side is serviced by water and sewer. Schwartz states Wetlands concern due to elevation change, 200' drop. Terry Rock states it's the existing grade of the wetlands heading east. Grading line 4% to head wall to proposed road and contours of road. Wilson states there are a few lots in the upland review area. Lots 5 & 8. Rock states storm drainage, no wetlands. Soils have perc tested, Class A & High Class B. Kobylarz states anxious to see what town engineer reports for review.

Continued to April 11, 2018 regularly scheduled meeting.

### 3. **Old Business**

Atty. Tim Furey asked for commission to amend the agenda so he can discuss. #2018-003 B & R Corp

**Motion:** Schwartz, seconded Alden to amend agenda 3B to go before 3A; unanimously approved.

- A. **Application #2018-003 - B&R Corp** - Driveway - George Washington Tpke. Lot #3 according to property survey map showing revision to lot lines land owned by B & R Corporation, dated 3/16/17. (Submitted February 9, 2018)

Atty. Tim Furey was present and addressed the commission. No updated plans received yet. Furey asked for 35 day extension of application. Furey submitted letter into record dated March 14, 2018.

- B. **Application #2018-001 – JMA** – Subdivision 3 lots – Sawmill Road Lots #412, 413, & 414 (Submitted January 11, 2018)

DJ Harris present and addressed the commission. No significant impact on these lots. Footing drains go directly into wetland area where plunge pool is. Clean run off and no sediment problems.

Schwartz asks road was previously approved? Harris, Drainage is already in. The lot that is near the wetlands is already cleared.

**MOTION** Wilson, seconded Miller to approve Application #2018-001 – JMA - Subdivision 3 lots - Saw Mill Road Lots #412, 413 & 414.

IN FAVOR, DePascale, Wilson, Dietrichson, Miller, Kobylarz and Alden.

OPPOSED, None

ABSTAINED, None

**Permit Granted.**



DePascale states a letter was received for this application. John Stiefel, 35 Saw Mill Road asked about his letter he submitted to the commission regarded JMA Application #2018-001 Subdivision on Saw Mill Rd. Conroy states it was received but application did not have a Public Hearing, should not be discussed as it pertains to an item already on the agenda. Conroy states will watch over the construction and make sure nothing is happening that should not be. Harris, Jr. states he feels what Stiefel is writing about is mostly the construction of the road and not the lots.

4. **Public Hearing(s)**

A. None

5. **Citizen Comment**

A. None

6. **Other**

A. None

7. **Staff & Commission Comments**

A. None

8. **Adjourn**

MOTION Miller, seconded Wilson to adjourn the meeting at 7:30pm; unanimously approved.

**Meeting adjourned.**

Respectfully Submitted for the Commission,  
Lisa Ozaki  
Secretary, IWWC